

Property details



La Pontaise, Valnord Hill, St Peter Port

£310,000



- Entrance hall
- Lounge
- Dining room



- Kitchen
- 2 bedrooms
- bathroom



- Patio
- Lawned garden
- On-street parking





Property Details

A modern two bedroom home in a convenient Town location being just off Victoria Road but still within a short walk of the Town Centre.

Ideal as a "starter home" or for a small family the house has generous reception rooms, modern kitchen, two bright bedrooms and contemporary bathroom. The property has been maintained to a good standard throughout and makes a fine family home.

To the rear is a sunny patio area and raised lawned garden and to the front is good on-street parking which is eligible for Resident Parking Permits which are available from the Environment Department.

Perry's Guide Ref: Town Map G/F 9

TRP – 99

How to get there: Going up Valnord Hill

La Pontaise is approximately half way up on the left hand side.

GROUND FLOOR

Entrance Hall: Stairs to first floor.

Lounge: 13' x 12' (4m x 3.65m) Brick fireplace with adjacent low shelf.

Dining Room: 9'9 x 8'3 (3m x 2.45m) Storage cupboard.

Kitchen: 17'7 x 7'7 (5.3m x 2.15m) Fitted with a range of base and wall units incorporating a stainless steel circular sink. Appliances comprising Belling oven with hob oven, Servis fridge/freezer, Hotpoint washing machine and Hotpoint tumble dryer. Wall mounted Vaillant gas boiler.

FIRST FLOOR

Landing:

Bedroom 1: 12' x 11'46 (3.65m x 3.5m)

Bedroom 2: 10'8 x 9'7 (3.2m x 2.95m)

Bathroom: Comprising bath with shower over, wash hand basin & w.c.

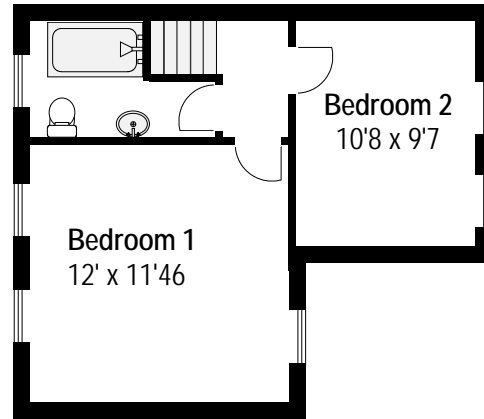
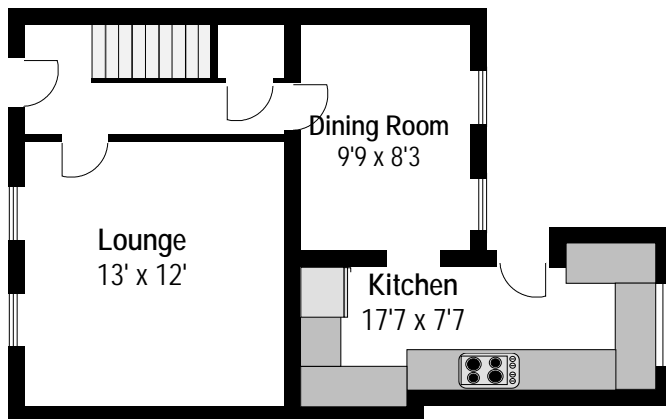
OUTSIDE

Rear Garden: Patio area with steps up to raised lawned area.

Price to include: All fitted carpets, curtains and light fittings together with the appliances mentioned in these particulars.

Services: All mains services. Gas fired central heating.

Viewing: Strictly through the Vendors Agents: Goldridge Estate Agents.



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